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**Minutes of a Meeting of the Juan de Fuca Land Use Committee  
Held Tuesday, September 26, 2023, at the Juan de Fuca Local Area Services Building  
3 – 7450 Butler Road, Otter Point, BC**

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**PRESENT:** Director Al Wickheim (Chair), Vern McConnell, Roy McIntyre, Ron Ramsay, Dale Risvold, Anna Russell (EP)  
**Staff:** Darren Lucas, Planner, JdF Community Planning; Wendy Miller, Recorder  
**PUBLIC:** 2 EP

EP – Electronic Participation

The meeting was called to order at 7:00 pm.

**1. Territorial Acknowledgement**

The Chair provided a Territorial Acknowledgment.

**2. Approval of the Agenda**

**MOVED** by Dale Risvold, **SECONDED** by Vern McConnell that the agenda be approved.

**CARRIED**

**3. Approval of the Supplementary Agenda**

No supplementary items.

**4. Adoption of Minutes from the Meeting of July 18, 2023**

**MOVED** by Roy McIntyre, **SECONDED** by Ron Ramsay that the minutes from the meeting of July 18, 2023, be adopted.

**CARRIED**

**5. Chair's Report**

It was requested that questions for staff or applicants be directed through the Chair.

**6. Planner's Report**

No report.

**7. Provision of Park Land for Subdivision**

**a) SU000759 and SU000754 – Rem. Parcel A (DD 143426I) of Section 97, Renfrew District, Except Plans 15462, VIP77871, EPP24972 and EPP104826 (Parkinson Road)**

Darren Lucas spoke to the staff report addressing the provision of 5% park land or cash-in-lieu pursuant to Section 510 of the *Local Government Act* for two sequential subdivisions that create a 31-lot bare land strata.

The proposed subdivision, the existing CRD statutory right-of-way (the SROW), the proposed re-alignment of the SROW, the extension of the SROW into lands that have not previously provisioned park land requirements, and support from the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission were highlighted.

It was confirmed that the application representative was not present.

**MOVED** by Roy McIntyre, **SECONDED** by Dale Risvold that the Land Use Committee recommends to the CRD Board:

That in accordance with Section 510 of the *Local Government Act*, park dedication in the amount of 5% be required for the 1.38 ha land area proposed by the subdivision of Parcel A (DD 1434261) of Section 97, Renfrew District, except plans 15462, VIP77871, EPP24972 and EPP104826 (PID: 009-592-423), except that a lesser amount may be acceptable where the owner agrees to dedicate land and construct a roadside trail to JdF Community Parks and Recreation Standards on that portion of the subject property and amending the Capital Regional District Statutory Right-of-Way CB96336 registered on the affected and new title certificates prior to subdivision approval.

**CARRIED**

## 8. Temporary Use Permit Application

### a) TP000012 – Lot 1, Section 97, Renfrew District, Plan EPP24972 (17086 Parkinson Road)

Darren Lucas spoke to the staff report for a temporary use permit application to authorize the use of tourist facilities in the form of 18 mobile tourist cabins on land zoned Community Residential – One (CR-1) under Bylaw No. 3109.

The subject property map, site plan and proposed cabins were highlighted.

It was confirmed that the application agent was present.

The agent gave a presentation and spoke to the development proposal as included in the staff report.

The agent responded to questions from the LUC advising that each proposed cabin will have its own water supply and be connected to an onsite sewage system. It was further advised that siting of the cabins will consider existing vegetation.

**MOVED** by Roy McIntyre, **SECONDED** by Vern McConnell that staff be directed to refer Temporary Use Permit TP000012 to authorize the placement and use of 18 mobile tourist accommodation units on Lot 1, Section 97, Renfrew District, Plan EPP24972, to a public information meeting, appropriate CRD departments and the following external agencies for comment:

BC Hydro  
Cowichan Valley Regional District  
District of Sooke  
Island Health  
Ministry of Forests - Archaeology Branch  
Ministry of Forests - Water Protection Section  
Ministry of Land, Water and Resource Stewardship  
Ministry of Transportation & Infrastructure  
RCMP  
Sooke School District #62

**CARRIED**

## 9. Adjournment

The meeting adjourned at 7:57 pm.